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FOR IMMEDIATE RELEASE

August 15, 2006

**FIELD WORK FOR 2007 GENERAL REASSESSMENT TO BEGIN
CITY OF FREDERICKSBURG**

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Field appraisers for Blue Ridge Mass Appraisal Company, LLC, will be starting to visit properties in the City of Fredericksburg soon as they work on the general real estate reassessment for the City of Fredericksburg. The company is working on a general reassessment for the City that will become effective July 1, 2007. Blue Ridge Mass Appraisal Company, of Staunton and Winchester, has been performing general reassessments throughout Virginia since 1978.

The Code of Virginia requires localities to reassess all property at 100% of Fair Market Value at regular intervals. The last reassessment in Fredericksburg was effective July 2003. David R. Hickey, Project Manager for Blue Ridge Mass Appraisal, states the company has completed a market study of real estate sales having occurred within the City since 2003. The general project timeline is as follows:

- Completion of the market study
- Market study is further refined by field appraisal work (mid – August to spring 2007)
- Change of assessment notices mailed (spring 2007)
- Hearings held for appeals (after change of assessment notices mailed)
- Delivery of property records to the City (June 2007)
- Effective date of new assessments (July 1, 2007).

Property owners should expect a visit from the field appraisal staff of Blue Ridge Mass Appraisal. Hickey states the field appraisers will visit each property and if no one is home, will leave a “door hanger” card indicating the date the property was inspected. The card will specify if more information is necessary to complete the property valuation. The property owner may return the card

by mail or phone the 800-number provided. Hickey states the City's contract is a "turn key" job, meaning the City's Commissioner of the Revenue's office is not providing any staff support for the general reassessment. "We provide all the necessary clerical work, inclusive of printing and mailing the reassessment notices after the field work is complete."

The computer records that the company will make of each property will include a sketch of the main building. In addition, through its field work, the company is also taking digital photographs of all major buildings and structures on each property. The photographs will be maintained in the company's computer as a part of the review process then delivered to the City at the end of the project.

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